

The Area Board of Zoning Appeals  
20 N.3<sup>rd</sup> Street, Lafayette, IN 47901  
(765) 423-9242

Date filed: 9/30/2015  
Received by: RF  
BZA #: 1939

**PETITION FOR VARIANCE**

Petitioner: Riverside Construction, LLC Phone: 765-838-1644

Address: 932 Robinson St. West Lafayette Zip: 47906

Email: andy@rsconstruct.com

Owner: Gerry Janecko and Yumary Ruiz Phone: 917-847-4061

Address: 468 Littleton St. West Lafayette Zip: 47906

Note: If the Petitioner is not the owner, a notarized letter of consent must be submitted with this petition.

Petitioner hereby applies for a Variance (s) from the provisions of the Unified Zoning Ordinance, and represents the following facts as true:

Street Address or common description of property:

468 Littleton St.

Auditor's Key Number of property: 164022000945

Legal Description: Chauncey 48 X130 Ft S Side S 1/2 W End Lot 95

Please see attached Warranty Deed.

Zoning Classification: RIU

Variance(s) applied for To build a detached one car garage 2 feet from the  
property line which is within the 6 foot set back on the left side of  
the property.

I (we) believe that:

The granting of this variance will not be injurious to the public health, safety, morals and general welfare of the community because:

We would like to build the garage beside an existing garage with a fire wall  
to be included in the new structure that will protect both  
properties.

The use and value of the area adjacent to the property included in the variance request will not be affected in a substantially adverse manner because:

The neighbors closest to the garage have a similar garage structure  
placed on their property at a similar location close to the  
property line.

The terms of the zoning ordinance are being applied to a situation that is not common to other properties in the same zoning district. My (our) situation is unique because:

Due to the narrowness of the property and the placement of the  
house, this seems to be the best place for a detached garage  
without taking up most of the back yard.

The strict application of the terms of the zoning ordinance will result in an unusual and unnecessary hardship as defined in the zoning ordinance because:

There is no other enclosed garage space for owner of the  
property to use.

The hardship involved is not self-imposed or solely based on a perceived reduction of or restriction on economic gain. Reasons:

The owners of the property would like to maintain more back yard  
space for a safe place for their children to play.

The variance sought does provide only the minimum relief needed to alleviate the petitioner's hardship. Reasons:

We are only requesting a single car garage space. We believe this would  
fit in with the neighborhood and not cause hardship to any of  
the surrounding neighbors.

The information contained within this petition and attached exhibits, to my knowledge and belief, are true and correct.

Andrew Haste (Riverside N/A)  
(Petitioner) Construction (Petitioner)  
Andrew Haste cc N/A  
(Name Printed) (Name Printed)

STATE OF INDIANA )  
COUNTY OF TIPPECANOE ) SS:



Subscribed and sworn to before me this 30 day of September, 2015  
My Commission Expires: 12-1-2017

ANJU DEV Anju Dev  
(Notary Public)  
ANJU DEV  
(Name Printed)

Resident of Tippecanoe County.

\* 2 0 1 5 1 5 0 0 9 2 1 3 2 \*

201515009213

FILED FOR RECORD IN

TIPPECANOE COUNTY, IN

SHANNON WITHERS, RECORDER

06/01/2015 02:14:41PM

DEED 18.00

## WARRANTY DEED

Grantee/Mail tax bills to:

Tax Key No: 164-02200-0945  
79-07-20-107-007.000-026

468 Littleton St.  
West Lafayette, IN  
47906

**THIS INDENTURE WITNESSETH**, That **Glenn R. Blackwell** CONVEY(S) AND WARRANT(S) to **Yumary Ruiz and Gerald A. Janecko, Wife and Husband**, for and in consideration of Ten dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in **Tippecanoe** County in the State of INDIANA, to wit:

A part of Lot numbered ninety-five (95) in the Original Plat of the Town of Chauncey, now City of West Lafayette, described as follows: Beginning one hundred fifty (150) feet South of the Northwest corner of said lot numbered ninety-five (95) running thence East one hundred thirty (130) feet; thence South to the South line of said lot; thence West one hundred thirty (130) feet to the West line of said lot; thence North to the place of beginning.

Subject to all taxes, easements, restrictions and rights of way of record.

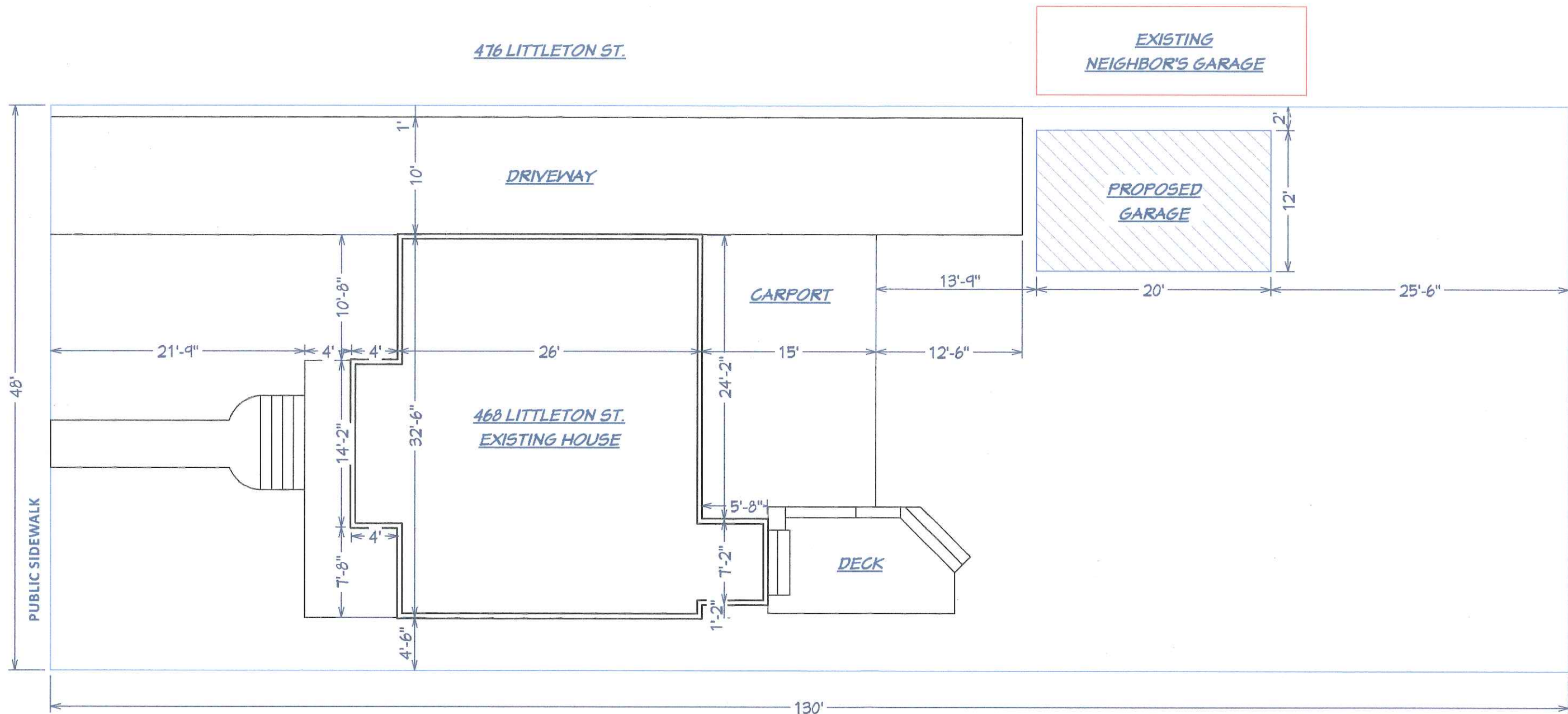
IN WITNESS WHEREOF, Grantor(s) has/have executed this deed this 8th day of May, 2015.

Glenn R. Blackwell  
Glenn R. Blackwell

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

JUN 01 2015

Robert A. Heston  
AUDITOR OF TIPPECANOE CO.



RIVERSIDE CONSTRUCTION  
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WEST LAFAYETTE, IN 47906  
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**JENECKO/RUIZ GARAGE**  
468 Littleton Street  
West Lafayette, Indiana  
**SITE PLAN**

PLAN REVISIONS		
NO.	DESCRIPTION	DATE
0	PRELIM PLAN	09/29/15
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PLAN DATE  
9/30/2015

**SHEET**  
**1 OF 1**

**SCALE: 7/64" = 1'-0"**  
**ON 11X17 PAPER**